

Planning & Zoning Commission Agenda
Wednesday, January 7, 2015 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Approval of minutes from the December 3, 2014 meeting.

CONDITIONAL ZONING

1. Review of a request for conditional zoning from RM-16 (Residential Multi-Family High Density District) to CBI-CZ (Community Business I Conditionally Zoned) to construct a 2-story building with office space on the first floor and 3 residential units on the second floor. The subject property is 7,664 square feet in size located on **Broad Street**, PIN 9649-53-7557 and a portion of adjoining right-of-way, scheduled to be closed. Landscape modifications are requested. The project contact is Michael Derrig. Planner coordinating review – Julie Fields.
2. Review of a request for a major subdivision with conditional zoning from RS-8 (Residential Single Family High Density District) to RS-8CZ (Conditionally Zoned) for the creation of 45 lots in two phases and associated infrastructure. The development is seeking modifications for lot sizes and setbacks, sidewalk standards and pavement and right of way widths. The subject property is 8.587 acres located at **95 Craggy Avenue** (PIN 9638-16-8895), **180 Louisiana Avenue** (PIN 9638-16-6963) and **178 Louisiana Avenue** (PIN 9638-16-3844 and 9638-16-3605). The project contact is Gary Davis. Planner coordinating review – Alan Glines.
3. Review of a request for a subdivision with conditional zoning from RS-8 (Residential Single-Family High Density District) to RM-8 CZ (Residential Multi-Family Medium Density Conditionally Zoned) to allow the conversion of three existing group home buildings into multi-family units and the subdivision of land to locate those buildings on separate lots and to establish 7 additional single-family home lots. The subject property is 2.63 acres located at **141, 145, and 149 Courtland Avenue**, PIN 9639-91-5403. Landscape and open space modifications are requested. The project contact is Lucy Crown. Planner coordinating review – Julie Fields.
4. Review of a request for a major subdivision with conditional zoning from RS-2 (Residential Single Family Low Density) and RS-8 (Residential Single Family High Density) to RS-8 (Conditionally Zoned) for the creation of 7 single family lots and roadway to serve those lots. Modifications are requested for lot width. The subject property is 1.968 acres located on **Wellen Way**, PINs 9648-74-1868, 9648-74-0679 and 9648-74-2779. The project contact is Suzanne Godsey. Planner coordinating review – Jessica Bernstein.

LEVEL III

1. A Level III review for the construction of a 168-unit multi-family development in seven buildings. The subject property is 11.9 acres located off of **Turtle Creek Drive**, PIN 9655-28-6235. The project contact is Warren Sugg. Planner coordinating review – Julie Fields.

NEXT MEETING

1. Discuss need to mid-month meeting, January 15, 2015.
2. The next meeting will be February 5, 2014 at 5 p.m.